

1965

HRB

PROJECT

STATISTICS

JOHN V. LINDSAY, MAYOR

HOUSING AND REDEVELOPMENT BOARD

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OFFICE OF THE MAYOR

Housing
and
Redevelopment
Board
Current
Programs



THE CITY OF NEW YORK

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1965 PROJECT STATISTICS

THE CITY OF NEW YORK

HOUSING AND REDEVELOPMENT BOARD

JASON R. NATHAN, *Chairman and City Renewal Commissioner*

SAMUEL RATENSKY, *Commissioner*

WALTER S. FRIED, *Commissioner*

This booklet presents in convenient tabular form the principal numerical facts about major City housing and renewal programs administered by the Housing and Redevelopment Board, both in summary and project-by-project. The figures are as of December 31, 1965, except where the notes indicate otherwise they may be considered comparable with those in the 1964 Project Statistics Report of the Board. Official project titles are supplemented where appropriate with developers' names for projects or parts of projects; where exact boundaries do not follow street lines, boundaries given are general.

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PROJECT STATISTICS, HOUSING AND REDEVELOPMENT BOARD CURRENT PROGRAMS

INTRODUCTORY NOTES FOR TABLES

The data in the tables which follow represent estimates in all cases where projects are not physically completed. While these estimates are firm in accord with present plans, they may require some revision in the future.

Following are definitions for certain terms used in the tables whose precise meaning is important to an understanding of the data:

Date of completion: In the case of projects in which housing comprises the major new construction, the date of completion refers to the residential construction only. Thus, a date of completion may be given even if the project as a whole has not yet reached the "Completed" stage. In such cases, construction of retail stores, street widening, or similar auxiliary undertakings are still incomplete. In the case of projects in which nonresidential undertakings comprise the major new construction, the date of completion refers to this major nonresidential construction.

Number of units: New housing units planned, under construction, or actually completed, depending on project status.

Acres of land area: Net acres, excluding streets within the site.

Average down payment: Per room; applies only to the equity payment for a cooperative apartment.

Average rent or carrying charge: Per room per month; applies to cooperative and rental housing. Excludes utilities.

Total public and private investment: In Federally assisted urban renewal projects, is equal to the cost of construction plus gross project cost. For all other projects, "Total public and private investment" is the same as "Capital investment" defined below.

Gross project cost: Consists of all the expenditures, exclusive of private construction costs, for the carrying out of a Federally assisted urban renewal project as defined under the Housing Act of 1949 as amended. These may include the costs of planning, administration, land acquisition, property management, relocation management and administration, demolition, and the installation, construction or reconstruction of public facilities or public improvements such as streets, utilities, parks, playgrounds, and schools.

Net project cost: Equals the gross project cost minus the price at which the City sells the site to a sponsor or sponsors. The net project cost is financed by City, Federal, and, in some cases, State grants.

Capital investment: Refers to the total development cost of the private or institutional sponsors. Where New York City furnishes the mortgage loan in the case of Limited Profit projects, this amount is included. Other than such mortgage financing, no government investment is included in "Capital investment."

G.N.R.P. (General Neighborhood Renewal Plan): A preliminary plan outlining proposed urban renewal activities in an area of such scope that renewal activities must be initiated in a series of projects over an extended period

of time (up to 10 years). The General Neighborhood Renewal Plan provides a framework for the preparation of individual urban renewal projects within the area.

Following are definitions of column heading pertaining to the stages of development of the projects:

URBAN RENEWAL PROJECTS

Completed: Federal financial participation is completed and the final Federal grant payment has been made. In such projects land disposition has been completed, although construction by redevelopers on the land may not have been finished.

In Execution: Applies to the period from execution of the Capital Grant Contract to completion. This includes such phases as land acquisition, relocation, demolition, conveyance of land, new construction or rehabilitation.

In Planning: Includes all phases up to approval of the final plan for the project by the Planning Commission and Board of Estimate and, in the case of Federally assisted projects, by the Federal Department of Housing and Urban Development. During this stage, the entire final plan is developed. In the case of Federally assisted urban renewal projects, further distinctions are made in earlier stages as shown below.

Survey and Planning Application Submitted: For approval by the Department of Housing and Urban Development. This is an application for the advance of Federal funds to study an urban renewal area and develop a final plan for it.

Survey and Planning Application in Preparation: By the Housing and Redevelopment Board. Approval by the Board of Estimate is required before the application can be prepared.

LIMITED PROFIT HOUSING COMPANIES AND REDEVELOPMENT COMPANIES

Completed: All aspects of the project have been physically completed including structures, landscaping, public facilities, and public improvements.

Under Construction: Applies to the period from the beginning of site excavation to physical completion.

Approved: Includes all phases following approval of the final plan by the Planning Commission and Board of Estimate to the beginning of construction. This stage encompasses initial sales period for cooperatives, and relocation and clearance where necessary.

Pending Final Approval: The completed plans, including public mortgage and/or tax aids, have been formally proposed by the Housing and Redevelopment Board, but still must be approved by the City Planning Commission and Board of Estimate.

In Planning: Includes all phases up to completion and submission of the final plan to the Planning Commission and Board of Estimate. During this stage, site proposals are analyzed, a housing company is organized, and financial, engineering and architectural plans are developed under the supervision of the Housing and Redevelopment Board.

STATUS OF HOUSING AND REDEVELOPMENT BOARD HOUSING PROGRAMS BY PROGRAMS AND UNITS

As of December 31, 1965

Type of Program	Number of Housing Units				
	Total Program	Completed	Under Construction	Pending Construction	In Planning
Total	115,091	44,573	9,384	15,726	45,408
Limited Profit Co.	61,767	18,501	8,393	11,877	22,996
Redevelopment Co.	13,676	10,965	633	1,313	765
Full tax-paying	16,395	14,299	—	2,096	—
Public Housing	3,070	808	—	440	1,822
Not determined	20,183	—	358	—	19,825
Inside Urban Renewal Areas	80,866	28,211	3,390	13,002	36,263
Limited Profit Co.	30,037	4,038	2,399	9,684	13,916
Redevelopment Co.	11,181	9,066	633	782	700
Full tax-paying	16,395	14,299	—	2,096	—
Public housing	3,070	808	—	440	1,822
Not determined	20,183	—	358	—	19,825
Outside Urban Renewal Areas	34,225	16,362	5,994	2,724	9,145
Limited Profit Co.	31,730	14,463	5,994	2,193	9,080
Redevelopment Co.	2,495	1,899	—	531	65

Definitions:

Completed: These are completed housing units as distinguished from projects. They include housing units actually completed in projects listed as "In Execution" in the following tables, as well as those in projects listed as "Completed."

Under Construction: Applies to units in structures from beginning of site excavation to physical completion.

Pending Construction: Includes housing not yet under construction in urban renewal areas in the "In Execution" category and housing developments not located in urban renewal areas which have been approved by the Board of Estimate.

In Planning: Applies to the "In Planning," "Survey and Planning Application Submitted," and "Survey and Planning Application in Preparation" categories in urban renewal areas and to the categories of "Pending Final Approval" and "In Planning" outside of the urban renewal areas. See "Introductory Notes for Tables," Page 1.

STATISTICAL SUMMARY OF HOUSING AND REDEVELOPMENT BOARD PROGRAM
As of December 31, 1965

	Total Program	Urban Renewal Program Federally Assisted	Urban Renewal Program Not Federally Assisted	Limited Profit Housing Outside Urban Renewal Areas	Redevelopment Companies Outside Urban Renewal Areas
	142 Projects	51 Projects	1 Project	85 Projects	5 Projects
Number of Units	115,091	80,866		31,730	2,495
Limited Profit Co.	61,767	30,037		31,730	
Redevelopment Co.	13,676	11,181			2,495
Full tax-paying	16,395	16,395			
Public Housing	3,070	3,070			
Not determined	20,183	20,183			
Acres of land area	3,266.3	2,785.8	81.8	369.9	28.8
Square feet of commercial or industrial floor space (000)	15,701.1	13,266.1	2,300.0	135.0	—
Average down payment (\$)	315—1,350	485—1,350		315—750	570—675
Average rent or carrying charge (\$)	16.00—64.00	17.00—64.00		19.00—30.00	16.00—28.35
Number of units to be rehabilitated	9,724	9,562		162	—
Number of units to be cleared	53,701	45,816	209	6,981	695
Total public and private investment (\$000,000)	3,525.4	2,836.6	32.0	625.8 (a)	31.0
New construction (\$000,000)	2,675.0	2,069.8	24.0	552.9	28.3
Gross project cost (\$000,000)		766.8			
Net project cost (\$000,000)		569.4			
Capital investment (\$000,000)	2,946.3	2,267.2	32.0	625.8 (a)	31.0
Mortgage (\$000,000)				538.1	
Equity (\$000,000)				71.6	
Tax Yield					
Before redevelopment (\$000)	21,376	20,074	130	1,067	105
After redevelopment (\$000)	54,718	45,252	750	8,379	237

Footnotes appear on page 31.

FEDERALLY ASSISTED URBAN RENEWAL PROJECTS

	Total Urban Renewal Program Federally Assisted	Completed	In Execution	In Planning	Survey and Planning Application Submitted	Survey and Planning Application In Preparation
	51 Projects	4 Projects	20 Projects	13 Projects (b)	13 Projects (b)	1 Project (b)
Number of Units	80,866	5,172	39,287	17,365	19,042	—
Limited Profit Co.	30,037	133	15,844	12,010	2,050	—
Redevelopment Co.	11,181	2,644	7,837	700	—	—
Full tax-paying	16,395	2,395	14,000	—	—	—
Public Housing	3,070	—	1,248	1,030	792	—
Not determined	20,183	—	358	3,625	16,200	—
Acres of land area	2,785.8	42.5	448.5	283.7	1,975.1	36.0
Sqaare feet of commercial or industrial floor space ('000)	13,266.1	909.2	10,654.9	1,702.0	(n.a.)	(n.a.)
Average down payment (\$)	485—1,350	625—750	485—1,350	(n.a.)	(n.a.)	—
Average rent or carrying charges (\$)	17.00—64.00	17.00—62.00	21.00—64.00	(n.a.)	(n.a.)	—
Number of units to be rehabilitated	9,562	—	3,142	5,432	988	(n.a.)
Number of units to be cleared	45,816	3,683	31,971	8,790	1,372	(n.a.)
Total Public and Private investment (\$'000,000)	2,836.6	130.1	1,515.9	632.4	558.2	(n.a.)
New construction (\$'000,000)	2,069.8	100.3	1,124.2	469.6	375.7	(n.a.)
Gross project cost (\$'000,000)	766.8	29.8	391.7	162.8	182.5	(n.a.)
Net project cost (\$'000,000)	569.4	22.5	296.7	126.0	124.2	(n.a.)
Capitol investment (\$'000,000)	2,267.2	107.6	1,219.2	506.4	434.0	(n.a.)
Mortgage (\$'000,000)	—	—	—	—	—	—
Equity (\$'000,000)	—	—	—	—	—	—
Tax Yield	—	—	—	—	—	—
Before redevelopment (\$'000)	20,074	760	7,799	2,776	8,714	25
After redevelopment (\$'000)	45,252	1,850	21,755	8,290	13,357	(n.a.)

Footnotes appear on page 31.

FEDERALLY ASSISTED URBAN RENEWAL PROJECTS COMPLETED

Project Name	Columbus Circle			Corleone's Hook	Morningside Gardens	North Harlem (Delano Village)
	Total Project	Coliseum Park Apartments	Coliseum			
Location	Manhattan 9th Ave., W. 58th St., W. 60th St.			Manhattan FDR Drive, Delancey St.	Manhattan LaSalle St., Amsterdam Ave., 123rd St., Broadway	Manhattan W. 139th—W. 143rd Sts., Lenox Ave., 5th Ave
Date of completion	1957	1957	1956	1956	1958	1957-61 (c)
Number of units	590	590		1,672	972	1,938
Limited Profit Co.	—	—		—	—	133
Redevelopment Co.	—	—		1,672	972	—
Full tax-paying	590	590		—	—	1,805
Public Housing	—	—		—	—	—
Not determined	—	—		—	—	—
Acres of land area	6.3	3.0	3.3	14.7	9.4	12.1
Square feet of commercial or industrial floor space (000)	824.4	—	824.4	37.0	22.8	25.0
Average down payment (\$)				625	750	
Average rent or carrying charge (\$)	62.00	62.00		17.00	23.00	35.00 (c)
Number of units to be rehabilitated	—	—		—	—	—
Number of units to be cleared	286	274	12	878	1,384	1,135
Total public and private investment (\$000,000)	57.6			25.1	20.4	27.0
New construction (\$000,000)	45.0	10.0	35.0	18.8	14.9	21.6
Gross project cost (\$000,000)	12.6			6.3	5.5	5.4
Net project cost (\$000,000)	9.0			5.1	4.2	4.2
Capital investment (\$000,000)	48.6	(n.o.)	(n.o.)	20.0	16.2	22.8
Mortgage (\$000,000)						
Equity (\$000,000)						
Tax yield						
Before redevelopment (\$000)	320	(n.o.)	(n.o.)	130	155	155
After redevelopment (\$000)	905	385	520	140	160	645

Footnotes appear on page 31.

FEDERALLY ASSISTED URBAN RENEWAL PROJECTS IN EXECUTION

Project Name	Bellevue South	Brooklyn Bridge S.W.	Codman Plaza	Farr Greeno					Hammels-Rockaway (Doyton Beach Park)	Harlem (Lenox Terrace)
				Total Project	Kingsview	University Towers	Long Island University	Brooklyn Hospital		
Location	Manhattan E. 23rd—E. 30th Sts., 1st Ave., 2nd Ave.	Manhattan Frankfort St., Nassau St., Gold St., Beekman St.	Brooklyn Fulton St., Henry St., Clark St.	Brooklyn Myrtle Ave., DeKalb Ave., St. Edwards St., Flatbush Ave. Ext.					Queens B. 74th St., B. 90th St., Rockaway Beach Blvd., Shore Front Pkwy	Manhattan W. 132nd St., W. 135th St., Lenox Ave., 5th Ave.
Date of Completion					1957	1958	1960			1959-61
Number of Units	2,264	1,654	1,016	842	290	552			2,244	1,716
Limited Profit Co.	1,627	1,654 (d)	250	—	—	—			2,244	—
Redevelopment Co.	412 (e)	—	370	290	290	—			—	—
Full tax-paying	—	—	396	552	—	552			—	1,716
Public Housing	225	—	—	—	—	—			—	—
Not determined	—	—	—	—	—	—			—	—
Acres of land area	17.8	13.7	7.2	19.8	3.0	8.2	7.1	1.5	41.0	13.7
Square feet of commercial or industrial floor space (000)	60.0	765.0	42.0	63.4	—	63.4	—	—	80.0	97.7
Average down payment (\$)	(n.a.)	(n.a.)	600—800	730	730	—	—	—	500—630	—
Average rent or carrying charge (\$)	(n.a.)	(n.a.)	28.50—51.45	23.00, 39.00 (f)	23.00	39.00	—	—	24.50, 27.50	40.00
Number of units to be rehabilitated	—	—	42	—	—	—	—	—	—	—
Number of units to be cleared	2,179	200	366	510	45	310	145	10	1,736	2,068
Total Public and Private investment (\$000,000)	89.7	94.1	39.3	25.3	—	—	—	—	54.7	31.8
New construction (\$000,000)	63.4	66.0	29.3	16.8	3.9	8.4	4.5	(n.a.)	43.5	23.0
Gross project cost (\$000,000)	26.3	28.1	10.0	8.5	—	—	—	—	11.2	8.8
Net project cost (\$000,000)	23.0	23.0	7.5	6.3	—	—	—	—	8.7	7.6
Capital investment (\$000,000)	66.7	71.1	31.8	19.0	4.0	(n.a.)	(n.a.)	(n.a.)	46.0	24.2
Mortgage (\$000,000)	—	—	—	—	—	—	—	—	—	—
Equity (\$000,000)	—	—	—	—	—	—	—	—	—	—
Tax Yield										
Before redevelopment (\$000)	442	552	175	170	(n.a.)	(n.a.)	(n.a.)	(n.a.)	195	180
After redevelopment (\$000)	780	1,010	680	280	40	240	—	—	880	670

Footnotes appear on page 31.

FEDERALLY ASSISTED URBAN RENEWAL PROJECTS IN EXECUTION (Continued)

Project Name	Lincoln Square							Lindsay Park	N.Y.U. Bellevue (Kips Bay)
	Total Project	Lincoln House	Lincoln Towers	Performing Arts	Fordham University	Red Cross	Public Facilities		
Location	Manhattan W. 60th— W. 70th Sts., Columbus Ave., West End Ave.							Brooklyn Broadway, Union St., Montrose Ave.	Manhattan E. 30th— E. 33rd Sts., 1st Ave., 2nd Ave.
Date of Completion		1961	1965			1963			1963
Number of Units	4,260	420	3,840					2,689	1,120
Limited Profit Co.	—	—	—					2,689	—
Redevelopment Co.	420	420	—					—	—
Full tax-paying	3,840	—	3,840					—	1,120
Public Housing	—	—	—					—	—
Not determined	—	—	—					—	—
Acres of land area	45.7	1.2	19.7	9.9	7.0	1.2	6.7	23.8	9.4
Square feet of commercial or industrial floor space (000)	2,055.6	—	67.6	1,988.0	—	—	—	91.8	106.2
Average down payment (\$)	790	790						530	
Average rent or carrying charge (\$)	30.00, 61.00 (f)	30.00	61.00					22.60	62.00
Number of units to be rehabilitated	—	—	—					—	—
Number of units to be cleared	5,403	80	2,160	1,415	470	200	1,078	1,300	1,369
Total public and private investment (\$000,000)	332.3								
New construction (\$000,000)	271.1	6.5	74.1	161.1	25.0	4.4	[14.7] (g)	56.4	31.5
Gross project cost (\$000,000)	61.2							43.5	22.0
Net project cost (\$000,000)	46.3							12.9	9.5
Capital investment (\$000,000)	286.0	6.7	83.5	(n.o.)	(n.o.)	(n.o.)	(n.o.)	10.3	6.3
Mortgage (\$000,000)								46.1	25.2
Equity (\$000,000)								41.3	
Tax Yield								4.8	
Before redevelopment (\$000)	1,915	(n.o.)	(n.o.)	(n.o.)	(n.o.)	(n.o.)	(n.o.)		
After redevelopment (\$000)	2,828	128	2,700	—	—	—	—	185	205
								985	820

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FEDERALLY ASSISTED URBAN RENEWAL PROJECTS IN EXECUTION (Continued)

Project Name	Park Row (Chatham Green I)	Park Row Extension (Chatham Towers)	Penn Station South	Pratt Institute			Pratt Institute	Seaside Rockaway (Surlside Park)	Seward Park
				Total Project	Willoughby Walk	University Terrace			
Location	Manhattan St. James Pl., Pearl St., Madison St., Chambers St.	Manhattan Mulberry St., Warth St., Chatham Sq.	Manhattan W. 23rd— W. 29th St., 8th Ave.	Brooklyn Lafayette Ave., Hall St., Myrtle Ave., Classon Ave.				Queens B. 102nd St., B. 108th St., Rockaway Beech Blvd., Shorefront Parkway	Manhattan Grand St., E. Broadway, Essex St., Hester St.
Date of Completion	1962	1965	1962		1958-60	1963-64	1958		1960
Number of Units	420	240	2,820	1,839	861	978		1,418	1,728
Limited Profit Co.	—	—	—	978	—	978 (h)		648	—
Redevelopment Co.	420	240	2,820	—	—	—		770	1,728
Full tax-paying	—	—	—	861	861	—		—	—
Public Housing	—	—	—	—	—	—		—	—
Not determined	—	—	—	—	—	—		—	—
Acres of land area	4.4	2.6	20.5	43.2	10.3	13.0	19.9	30.9	12.6
Square feet of commercial or industrial floor space (000)	32.2	—	100.7	54.0	38.0	16.0	—	30.0	70.2
Average down payment (\$)	935	1,350	650	485	—	485	—	630	650
Average rent or carrying charge (\$)	26.50	39.90	25.20	21.95, 40.00 (f)	40.00	21.95	—	27.50, 32.00 (f)	21.00
Number of units to be rehabilitated	—	—	—	—	—	—	—	—	—
Number of units to be cleared	413	207	2,032	1,349	323	565	461	200	1,169
Total public and private investment (\$000,000)	14.2	9.1	63.3	42.5	—	—	—	35.0	33.2
New construction (\$000,000)	9.1	6.2	39.7	32.7	13.5	15.3	3.9	26.4	22.3
Gross project cost (\$000,000)	5.1	2.9	23.6	9.8	—	—	—	8.6	10.9
Net project cost (\$000,000)	4.4	2.5	19.9	7.6	—	—	—	6.5	9.5
Capital investment (\$000,000)	9.8	6.6	43.4	34.9	(n.a.)	16.1	(n.a.)	28.5	23.7
Mortgage (\$000,000)	—	—	—	—	—	14.5	—	—	—
Equity (\$000,000)	—	—	—	—	—	1.6	—	—	—
Tox Yield									
Before redevelopment (\$000)	95	55	550	215	(n.a.)	60	(n.a.)	115	225
After redevelopment (\$000)	130	100	700	816	426	390	—	593	330

Footnotes appear on page 31

FEDERALLY ASSISTED URBAN RENEWAL PROJECTS IN EXECUTION (Continued)

Washington Square S.E.								
Project Name	Tompkins Square	Total Project	Washington Square Village	University Village	N.Y.U. Institutional	Washington Street	West Park (Park West Village)	West Side Urban Renewal
Location	Manhattan Ave. C, Ave. D, E. 10th St., E. 13th St.	Manhattan W. 4th St., Mercer St., W. Houston St., W. Broadway				Manhattan Barclay St., Hubert St., Greenwich St., West St.	Manhattan W. 97th—W. 100th Sts., Amsterdam Ave., C. P. W.	Manhattan W. 87th St., W. 97th St., Amsterdam Ave., C. P. W.
Date of Completion			1960				1959-61 (i)	
Number of Units	801	1,831	1,294	537			2,662	7,723 (j)
Limited Profit Co.	434	179	—	179			141	5,000 (k)
Redevelopment Co.	367 (e)	—	—	—			—	—
Full tax-paying	—	1,294	1,294	—			2,521	1,700
Public Housing	—	—	—	—			—	1,023
Not determined	—	358 (l)	—	358 (l)			—	—
Acres of land area	6.3	13.8	6.6	4.5	2.7	23.3	24.8	74.0
Square feet of commercial or industrial floor space (000)	18.0	29.6	29.6	—	—	6,700.0	48.5	210.0
Average down payment (\$)	(n.a.)	650 (m)		650 (m)				(n.a.)
Average rent or carrying charge (\$)	(n.a.)	29.90 (m), 64.00 (f)	64.00	29.90 (m)			29.90, 55.00 (i)	(n.a.)
Number of units to be rehabilitated	—	—	—	—			—	3,100
Number of units to be cleared	176	152	142	10	—	17	4,212	6,613
Total Public and Private investment (\$000,000)	23.4	90.4				135.3	59.7	254.7
New construction (\$000,000)	16.5	68.8	23.0	16.0	29.8	100.5	39.0	184.4
Gross project cost (\$000,000)	6.9	21.6				34.8	20.7	70.3
Net project cost (\$000,000)	5.8	14.9				21.6	16.9	48.1
Capital investment (\$000,000)	17.6	75.5	(n.a.)	(n.a.)	(n.a.)	113.7	42.8	206.6
Mortgage (\$000,000)				3.9 (m)				
Equity (\$000,000)				0.5 (m)				
Tax Yield								
Before redevelopment (\$000)	120	485	(n.a.)	(n.a.)	(n.a.)	530	485	905
After redevelopment (\$000)	320	948	874	74	—	4,100	1,285	3,500

Footnotes appear on page 31.

FEDERALLY ASSISTED URBAN RENEWAL PROJECTS IN PLANNING

Project Name	Battery Park (b)	Bronx Park South (b)	Brownsville (b)	Caney Island West (b)	East River (b)	Lincoln Amsterdam (b)	Metra North (b)	Morningside Heights G.N.R.P. 1st Project only (b) (n)
Location	Manhattan Coenties Slip, Pearl St., Water St.	Bronx Bronx Park So., Vyso Ave., Cross Bx. Expressway, Bronx River	Brooklyn Stone, Lott, Rockaway, Livonia Aves.	Brooklyn Neptune Ave., Bay View Ave., W. 37th St.	Manhattan E. 106th St., 1st Ave., E. 111th St., F.D.R. Drive	Manhattan W. 65th St., Amsterdam Ave., W. 64th St., West End Ave.	Manhattan First Ave., E. 101st St., Second Ave., E. 102nd St.	Manhattan W. 104th St., W. 119th St., Riverside Drive to Broadway and W. 108th St., W. 110th St., Broadway to C. P. W.
Number of Units		1,930	2,700	1,100	1,230	305	275	2,150
Limited Profit Co. Redevelopment Co.		1,700	2,700	1,100 (b)	1,230	140		
Full tax-paying		—	—	—	—	—	—	—
Public Housing		230	—	—	—	165	275	—
Not determined		—	—	—	—	—	—	2,150
Acres of land area	5.7	31.5	48.0	24.3	13.6	3.7	2.3	56.6
Square feet of commercial or industrial floor space (000)	1,500.0	60.0	40.0	30.0	20.0	12.0		(n.a.)
Average down payment (\$)		(n.a.)	(n.a.)	600	(n.a.)	(n.a.)		(n.a.)
Average rent or carrying charge (\$)		(n.a.)	(n.a.)	26.18	(n.a.)	(n.a.)	(n.a.)	(n.a.)
Number of units to be rehabilitated	2	1,438	467	150	—	—	—	(n.a.)
Number of units to be cleared	7	760	1,093	550	134	74	243	(n.a.)
Total Public and Private investment (\$000,000)	77.2	68.5	72.2	29.8	31.7	18.5	6.6	65.4
New construction (\$000,000)	65.5	57.4	55.9	23.9	23.7	10.3	4.2	43.0
Gross project cost (\$000,000)	11.7	11.1	16.3	5.9	8.0	8.2	2.4	22.4
Net project cost (\$000,000)	0.7	8.7	13.3	4.9	6.6	7.1	2.2	16.6
Capital investment (\$000,000)	76.5	59.8	58.9	24.9	25.1	11.4	4.4	48.8
Mortgage (\$000,000)					22.6			
Equity (\$000,000)					2.5			
Tax Yield								
Before redevelopment (\$000)	225	200	230	60	105	162	30	530
After redevelopment (\$000)	2,600	560	965	415	440	105	30	600

Footnotes appear on page 31

FEDERALLY ASSISTED URBAN RENEWAL PROJECTS IN PLANNING (Continued)

Project Name	Museum G.N.R.P. (1st Project only) (b) (n)	Riverside Amsterdam (b)	Seward Park Extension (b)	Two Bridges (b)	Williamsburg (b)
Location	Manhattan W. 83rd St., Broadway, W. 86th St., Amsterdam Ave., W. 87th St., Columbus Ave.	Manhattan W. 83rd— W. 86th Sts., Broadway, Riverside Drive	Manhattan Willet St., Delancey St., Essex St., Grand St.	Manhattan Cherry St., Montgomery St., F.D.R. Drive, Market Slip	Brooklyn Kent Ave., Bedford Ave., Brooklyn-Queens Expressway, Division St.
Number of Units	1,100	375	1,800	1,400	3,000
Limited Profit Co.	—	—	1,440	700	3,000
Redevelopment Co.	—	—	—	700	—
Full tax-paying	—	—	—	—	—
Public Housing	—	—	360	—	—
Not determined	1,100	375	—	—	—
Acres of land area	19.1	12.0	16.0	13.0	37.0
Square feet of commercial or industrial floor space (000)	—	—	20.0	20.0	—
Average down payment (\$)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)
Average rent or carrying charge (\$)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)
Number of units to be rehabilitated	(n.a.)	3,375	—	—	(n.a.)
Number of units to be cleared	1,500	850	2,150	29	1,400
Total Public and Private Investment (\$000,000)	31.4	48.5	58.1	43.8	80.7
New construction (\$000,000)	20.9	40.9	35.2	26.9	61.8
Gross project cost (\$000,000)	10.5	7.6	22.9	16.9	18.9
Net project cost (\$000,000)	9.4	7.0	19.7	14.3	15.5
Capital investment (\$000,000)	22.0	41.5	38.4	29.5	65.2
Mortgage (\$000,000)	—	—	—	—	—
Equity (\$000,000)	—	—	—	—	—
Tax Yield	—	—	—	—	—
Before redevelopment (\$000)	215	150	374	250	245
After redevelopment (\$000)	380	150	525	520	1,000

Footnotes appear on page 31.

FEDERALLY ASSISTED URBAN RENEWAL PROJECTS

Survey and Planning Application Submitted

Project Name	Annadole Huguenot (b)	Averno (b)	Atlantic Terminal (b)	Bronzchester (b)	Bronx Pk. West (b) (p)	Brooklyn Polytech (b)	Children's Museum (b) (p)	Cooper Squoro (b) (p)
Location	Staten Island Amboy Rd., Walke's Pond Pk., Raritan Bay, Ardon Bay	Queens Rockaway Freeway, Beach 32nd St., Atlantic Ocean, Beach 74th St., Beach 81st St.	Brooklyn 3rd Ave., State St., Hanson Pl., Green Ave., Clermont Ave., Fulton, Vanderbilt, Pacific Sts., Atlantic Ave.	Bronx E. 161st St., Eosla Ave., E. 156th St., Ann Ave., E. 149th St., Borgan Ave., E. 136th St., Third Ave.	Bronx E. 183rd St., Southern Blvd., E. 179th St., Belmont Ave.	Brooklyn Flatbush Ave., Willoughby, Jay, Tillary Sts.	Brooklyn Atlantic Ave., Albany Ave., Bedford Ave., Eastern Pkwy.	Manhattan E. 14th St., First Ave., Houston St., Delancey St., Third Ave.
Number of Units	7,000	3,500	1,592	3,000	(n.a.)	1,000	(n.o.)	(n.a.)
Limited Profit Co.	—	—	—	—	—	—	—	—
Redevelopment Co.	—	—	—	—	—	—	—	—
Full tax-paying	—	—	—	—	—	—	—	—
Public Housing	—	—	592	—	—	—	—	—
Not determined	7,000	3,500	1,000	3,000	(n.a.)	1,000	(n.a.)	(n.a.)
Acres of land area	1,000.0	197.0	51.6	56.0	59.2	19.5	179.0	81.8
Square feet of commercial or industrial floor space (000)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)
Average down payment (\$)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)
Average rent or carrying charge (\$)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)
Number of units to be rehabilitated	500	(n.a.)	400	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)
Number of units to be cleared	250	(n.a.)	1,077	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)
Total public and private investment (\$000,000)	190.0	106.4	64.7	92.2	(n.o.)	28.1	(n.o.)	(n.a.)
New construction (\$000,000)	136.5	68.3	35.2	58.5	(n.a.)	19.5	(n.a.)	(n.o.)
Gross project cost (\$000,000)	53.5	38.1	29.5	33.7	7.1 (p)	8.6	22.5 (p)	32.6 (p)
Net project cost (\$000,000)	32.5	14.8	25.6	29.4	5.3	6.5	18.4	27.9
Capital investment (\$000,000)	157.5	91.6	39.1	62.8	(n.a.)	21.6	(n.o.)	(n.a.)
Mortgage (\$000,000)								
Equity (\$000,000)								
Tox Yield								
Before redevelopment (\$000)	(n.a.)	1,065	525	744	267	203	557	2,180
After redevelopment (\$000)	2,745	1,590	570	1,095	267	376	557	2,480

Footnotes appear on page 31.

FEDERALLY ASSISTED URBAN RENEWAL PROJECTS

Project Name	Survey and Planning Application Submitted					Survey and Planning Application in Preparation
	Corona-East Elmhurst (b) (p)	Ebbets Field (b)	Jerome Park Towers (b)	Jumel Ploce (b)	St. Nicholas Park (b) (p)	East Harlem Triangle (b) (q)
Location	Queens Astoria Blvd. 112 St., 37th Ave., Junction Blvd. 94th St.	Brooklyn Bedford Ave., Empire Blvd., Washington Ave., BMT Tracks	Bronx Moshulu Pkwy., Jerome Ave., W. 205th St., Paul Ave.	Manhattan Amsterdam Ave., Edgecombe Ave., and W. 167th St.	Manhattan W. 145th St., 7th Ave., W. 131st St., 8th Ave., W. 130th St., St. Nicholas Ave., W. 135th St.	Manhattan Park Ave., Harlem River Drive, E. 125th St., 2nd Ave.
Number of Units	(n.a.)	1,350	900	700	(n.o.)	
Limited Profit Co.	—	1,150	900	—	—	
Redevelopment Co.	—	—	—	—	—	
Full tax-paying	—	—	—	—	—	
Public Housing	—	200	—	—	—	
Not determined	(n.a.)	—	—	700	(n.a.)	
Acres of land area	161.5	27.3	7.3	19.1	115.8	36.0
Square feet of commercial or industrial floor space (000)	(n.a.)	(n.a.)	—	(n.a.)	(n.a.)	(n.a.)
Average down payment (\$)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	
Average rent or carrying charge (\$)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	(n.a.)	
Number of units to be rehabilitated	(n.a.)	(n.a.)	—	88	(n.a.)	
Number of units to be cleared	(n.a.)	(n.a.)	—	45	(n.a.)	(n.a.)
Total public and private investment (\$000,000)	(n.a.)	35.1	23.2	18.5	(n.a.)	(n.a.)
New construction (\$000,000)	(n.a.)	26.1	17.1	14.5	(n.a.)	(n.a.)
Gross project cost (\$000,000)	9.5 (p)	9.0	6.1	4.0	18.4 (p)	(n.a.)
Net project cost (\$000,000)	7.4	7.1	5.3	3.0	13.2	(n.a.)
Capital investment (\$000,000)	(n.a.)	28.0	17.9	15.5	(n.a.)	(n.a.)
Mortgage (\$000,000)						
Equity (\$000,000)						
Tax Yield						
Before redevelopment (\$000)	1,323	123	— (r)	87	1,340	25
After development (\$000)	1,323	435	310	269	1,340	(n.a.)

Footnotes appear on page 31.

URBAN RENEWAL PROJECTS NOT FEDERALLY ASSISTED

Project Name	Total Urban Renewal Program Not Federolly Assisted	Projects in Execution
		Flatlands Industrial Park (b)
Location	1 Project	Brooklyn Farragut Road, E. 108th St., L.I.R.R. Tracks, Van Sinderen Ave.
Number of Units		
Limited Profit Co.		
Redevelopment Co.		
Full tax-paying		
Public Housing		
Not determined		
Acres of land area	81.8	81.8
Square feet of commercial or industrial floor space (000)	2,300.0	2,300.0
Average down payment (\$)		
Average rent or carrying charge (\$)		
Number of units to be rehabilitated		
Number of units to be cleared	209	209
Total Public and Private investment (\$000,000)	32.0	32.0
New construction (\$000,000)	24.0	24.0
Gross project cost (\$000,000)		
Net project cost (\$000,000)		
Capital investment (\$000,000)	32.0	32.0
Mortgage (\$000,000)		
Equity (\$000,000)		
Tax Yield		
Before redevelopment (\$000)	130	130
After redevelopment (\$000)	750	750

Footnotes appear on page 31

LIMITED PROFIT HOUSING COMPANIES PROGRAM

	Total Program	In Urban Renewal Areas	Outside Urban Renewal Areas					
	135 Develop- ments (s)	50 Develop- ments	Total 85 Develop- ments	Completed 38 Develop- ments	Under Construction 16 Develop- ments	Approved 10 Develop- ments	Pending Final Approval 0 Develop- ments	In Planning 21 Develop- ments (b)
Number of Units	61,767	30,037	31,730	14,463	5,994	2,193	—	9,080
Limited Profit Co.	61,767	30,037	31,730	14,463	5,994	2,193	—	9,080
Redevelopment Co.								
Full tax-paying								
Public Housing								
Not determined								
Acres of land area	676.8	306.9	369.9	145.6	53.2	17.3	—	153.8
Square feet of commercial or industrial floor space (000)	396.8	261.8	135.0	95.7	29.3	10.0	—	(n.a.)
Average down payment (\$)	315—750	485—650	315—750	350—600	315—750	415—630	—	(n.a.)
Average rent or carrying charge (\$)	19.00—30.00	21.95—30.00	19.00—30.00	19.00—29.95	25.95—30.00	25.90—29.95	—	(n.a.)
Number of units to be rehabilitated	204	42	162	—	—	—	—	162
Number of units to be cleared	20,254	13,273	6,981	5,447	1,405	13	—	116
Total public and private investment (\$000,000)	(n.a.)	(n.a.)	625.8 (a)	263.0	132.7 (a)	44.2	—	185.9 (a)
New construction (\$000,000)	1,108.2	555.3	552.9	224.5	121.9	40.5	—	166.0
Gross project cost (\$000,000)		(n.a.)						
Net project cost (\$000,000)		(n.a.)						
Capital investment (\$000,000)	1,222.1 (a)	596.3	625.8 (a)	263.0	132.7 (a)	44.2	—	185.9 (a)
Mortgage (\$000,000)	1,073.6	535.5	538.1	228.5	118.3	39.9	—	151.4
Equity (\$000,000)	132.4	60.8	71.6	34.5	13.4	4.3	—	19.4
Tax Yield								
Before redevelopment (\$000)	3,919	2,852	1,067	584	179	166	—	138
After redevelopment (\$000)	19,020	10,641	8,379	3,244	1,737	627	—	2,771

Footnotes appear on page 31

LIMITED PROFIT HOUSING COMPANIES OUTSIDE URBAN RENEWAL AREAS

Completed										
Project Name	Adee Towers	Adelphi Hous	Aguilor Gordons	Big Six Towers	Bronford Hous (Schuyler House)	The Bronxwood	Cannon Heights	Cedar Manor	Chatterton Terraco	The Cloyton
Location	Bronx Park East, Burke Ave., Burke Ave., Adee Ave.	Bronx Underhill Ave. between W. 174th and W. 175th Sts.	Queens Aquilar Ave., 72nd Ave., Parsons Blvd.	Queens Queens Blvd., 47th Ave., Leard Hill Blvd.	Bronx Westchester Ave., between Croes and Noble Aves.	Bronx E. 233rd St., Bussing and Bronxwood Aves.	Bronx Cannon Pl., Fort Independence St., W. 238th St.	Foch Blvd. 157th St., 116th Ave.	Bronx West Side Pugsley Ave., between Chatterton and Black Rock Aves.	Manhattan W. 134th St., Lenox Ave., W. 135th St.
Date of Completion	1962	1964	1961	1963	1964	1964	1965	1962	1964	1963
Number of Units	292	150	256	981	159	108	170	215	132	160
Limited Profit Co.	292	150	256	981	159	108	170	215	132	160
Redevelopment Co.										
Full tax-paying										
Public Housing										
Not determined										
Acres of land area	1.9	1.2	2.9	11.2	1.9	0.5	1.2	5.6	1.3	0.6
Square feet of commercial or industrial floor space (000)	—	—	—	—	—	—	—	—	—	—
Average down payment (\$)	500		460	550		500	500	490	480	500
Average rent or carrying charge (\$)	23.25	29.95	23.35	21.00	29.95	22.30	26.50	22.15	23.40	23.45
Number of units to be rehabilitated	—	—	—	—	—	—	—	—	—	—
Number of units to be cleared	37	—	13	31	—	—	—	4	—	—
Total public and private investment (\$000,000)	5.0	3.2	4.5	16.3	3.4	2.2	3.7	4.3	2.5	2.9
New construction (\$000,000)	4.8	3.0	4.3	14.3	3.2	2.1	3.3	3.1	2.3	2.7
Gross project cost (\$000,000)										
Net project cost (\$000,000)										
Capital investment (\$000,000)	5.0	3.2	4.5	16.3	3.4	2.2	3.7	4.3	2.5	2.9
Mortgage (\$000,000)	4.3	2.9	3.9	14.0	3.1	1.9	3.3	3.8	2.2	2.6
Equity (\$000,000)	0.7	0.3	0.6	2.3	0.3	0.3	0.4	0.5	0.3	0.3
Tax Yield										
Before redevelopment (\$000)	2	3	5	17	6	2	1	2	1	— (r)
After redevelopment (\$000)	95	54	85	344	73	46	55	1	53	61

Footnotes appear on page 31.

LIMITED PROFIT HOUSING COMPANIES OUTSIDE URBAN RENEWAL AREAS (Continued)

Completed										
Project Name	Contello Towers (Section I)	Contello Towers (Section II)	Dennis Lane Apartments	Evergreen Gardens	Forest Park Crescent	Franklin Plaza Apartments	Gouverneur Gardens	Harway Terrace	Highlawn Terrace	The Hutchinson
Location	Brooklyn Cropsey Ave. 26th Ave., Shore Pkwy Service Road, Bay 44th St	Brooklyn Cropsey Ave., Bay 46th St., Shore Pkwy., 28th Ave.	Bronx Belmont Ave., E. 181st St., Crotona Ave.	Bronx Bruckner Blvd., Colgate, Story Aves.	Queens Union Turnpike, West Side of Forest Park	Manhattan 1st Ave., E. 106th St., 3rd Ave., E. 109th St.	Manhattan Montgomery St., Henry St., FDR Drive	Brooklyn Stillwell Ave., Ave. Y and Harway Ave.	Brooklyn W. 4th St., W. 5th St., Ave. S, Ave. T	Bronx Hutchinson River Pkwy., Wilkinson Ave., Mulford Ave.
Date of Completion	1960	1962	1959	1962	1964	1962	1964	1963	1960	1961
Number of Units	320	321	280	355	240	1,635	782	360	124	156
Limited Profit Co.	320	321	280	355	240	1,635	782	360	124	156
Redevelopment Co.										
Full tax-paying										
Public Housing										
Not determined										
Acres of land area	2.7	3.3	2.4	3.7	2.4	13.7	6.6	5.7	0.9	2.0
Square feet of commercial or industrial floor space (000)	—	—	—	—	—	81.0	14.7	—	—	—
Average down payment (\$)	385	500	350		590	450	600	500	375	425
Average rent or carrying charge (\$)	20.60	21.10	22.70	25.90	24.85	22.85	26.60	22.45	23.10	22.75
Number of units to be rehabilitated	—	—	—	—	—	—	—	—	—	—
Number of units to be cleared	53	9	46	—	—	2,090	740	26	34	17
Total public and private investment (\$000,000)	5.1	5.4	4.1	5.9	5.4	33.4	16.5	6.6	1.8	2.6
New construction (\$000,000)	4.9	5.0	3.9	5.4	4.9	21.9	13.7	5.9	1.7	2.4
Gross project cost (\$000,000)										
Net project cost (\$000,000)										
Capital investment (\$000,000)	5.1	5.4	4.1	5.9	5.4	33.4	16.5	6.6	1.8	2.6
Mortgage (\$000,000)	4.4	4.7	3.6	5.3	4.9	28.5	14.6	5.8	1.6	2.3
Equity (\$000,000)	0.7	0.7	0.5	0.6	0.5	4.9	1.9	0.8	0.2	0.3
Tax Yield										
Before redevelopment (\$000)	2	5	— (r)	3	11	168	66	10	2	1
After redevelopment (\$000)	96	102	91	112	129	123	66	139	37	51

Footnotes appear on page 31.

LIMITED PROFIT HOUSING COMPANIES OUTSIDE URBAN RENEWAL AREAS (Continued)

Completed										
Project Name	Kings Bay Houses (Section I)	Kings Bay Houses (Section II)	Kingsbridge Gardens	Kingsbridge Terrace	Leland House	Lind-Ric Apartments	Luno Park Houses	Montefiore Hospital	Nothan Holo Gardens	Polyclinic Apts.
Location	Brooklyn Ave. Y, Batchelder St., Ave. Z and Haring St.	Brooklyn Batchelder St., Ave. Y, Coyle St.	Bronx Kingsbridge Ave., 234th—236th Sts., between Corlear Ave. and Broadway	Bronx Kingsbridge Terrace and W. 229th St.	Bronx Bruckner Blvd., Story, Undercliff, Thiorat Aves.	Bronx Barker Ave. and Waring Ave.	Brooklyn Surf Ave., Stillwell Ave., Neptune Ave., W. 8th St.	Bronx Wayne Ave. and E 210th St.	Bronx Irwin Ave., Greystone Ave., Riverdale Ave.	Manhattan W. 51st St. between 8th and 9th Aves
Date of Completion	1958	1962	1963	1965	1964	1963	1962	1965	1963	1965
Number of Units	540	360	190	105	455	171	1,576	161	400	142
Limited Profit Co.	540	360	190	105	455	171	1,576	161	400	142
Redevelopment Co.										
Full tax-paying										
Public Housing										
Not determined										
Acres of land area	5.1	4.8	1.9	1.1	5.1	1.7	28.5	0.5	3.9	1.0
Square feet of commercial or industrial floor space (000)	—	—	—	—	—	—	—	—	—	—
Average down payment (\$)	350	450		525		500	500			
Average rent or carrying charge (\$)	23.10	21.00	29.85	25.80	29.95	21.50	21.20	23.70	29.60	27.30
Number of units to be rehabilitated	—	—	—	—	—	—	—	—	—	—
Number of units to be cleared	—	—	2	—	—	—	75	—	—	—
Total public and private investment (\$000,000)	7.5	5.9	3.8	2.3	9.0	3.0	26.8	2.5	7.3	3.1
New construction (\$000,000)	7.2	5.7	3.4	2.1	7.3	2.9	25.4	2.2	6.8	2.2
Gross project cost (\$000,000)	*									
Net project cost (\$000,000)										
Capital investment (\$000,000)	7.5	5.9	3.8	2.3	9.0	3.0	26.8	2.5	7.3	3.1
Mortgage (\$000,000)	6.3	5.1	3.4	2.0	8.1	2.7	22.5	2.2	6.5	2.5
Equity (\$000,000)	1.2	0.8	0.4	0.3	0.9	0.3	4.3	0.3	0.8	0.6
Tax Yield										
Before redevelopment (\$000)	3	2	18	5	13	3	45	—	5	4
After redevelopment (\$000)	157	117	80	43	184	63	33	—	121	53

Footnotes appear on page 31.

LIMITED PROFIT HOUSING COMPANIES OUTSIDE URBAN RENEWAL AREAS (Continued)

Completed								
Project Name	Residence Hall (Mt. Sinai Hosp.)	River Terrace Apartments	Rosedale Gardens	The Stuyvesant	Tibbett Towers	Village View (formerly FDR Houses)	Woodstock Terrace	York Hill Apartments
Location	Manhattan North Side E. 101st St. between 5th and Madison Aves.	Manhattan Riverside Drive, W. 158th St.	Bronx Bruckner Blvd., Taylor Ave., Story Ave., Rosedale Ave.	Manhattan 1st Ave., E. 17th St.	Bronx Tibbett and Irwin Aves., W. 232nd St.	Manhattan 1st Ave., E. 2nd St., E. 6th St., Ave. A	Bronx E. 161st St., Trinity Ave., E. 163rd St.	Manhattan York Ave., between E. 81st and E. 82nd Sts.
Date of Completion	1963	1964	1962	1963	1961	1964	1962	1963
Number of Units	113	431	407	141	224	1,236	319	296
Limited Profit Co.	113	431	407	141	224	1,236	319	296
Redevelopment Co.								
Full tax-paying								
Public Housing								
Not determined								
Acres of land area	0.2	1.6	7.8	0.4	1.4	5.3	3.0	0.6
Square feet of commercial or industrial floor space (000)	—	—	—	—	—	—	—	—
Average down payment (\$)		500	450		550	600	482	475
Average rent or carrying charge (\$)	25.00	21.00	19.00	25.00	23.00	25.55	22.50	21.95
Number of units to be rehabilitated	—	—	—	—	—	—	—	—
Number of units to be cleared	—	—	3	100	9	1,749	299	110
Total public and private investment (\$000,000)	1.6	7.7	6.5	2.6	3.8	23.9	6.5	4.4
New construction (\$000,000)	1.5	6.9	4.8	2.3	3.7	17.7	5.6	4.0
Gross project cost (\$000,000)								
Net project cost (\$000,000)								
Capital investment (\$000,000)	1.6	7.7	6.5	2.6	3.8	23.9	6.5	4.4
Mortgage (\$000,000)	1.4	6.9	5.7	2.3	3.3	20.5	5.4	4.0
Equity (\$000,000)	0.2	0.8	0.8	0.3	0.5	3.4	1.1	0.4
Tax Yield								
Before redevelopment (\$000)	—	4	2	14	2	136	21	— (r)
After redevelopment (\$000)	—	157	1	96	76	136	21	93

Footnotes appear on page 31.

LIMITED PROFIT HOUSING COMPANIES OUTSIDE URBAN RENEWAL AREAS (Continued)

Under Construction								
Project Name	Allerville Arms	Atlantic Plaza Towers	Boulevard Towers	Brucknor House	Candio House	Carol Gardens	Cantalla Towers (Sect. III)	Corleor Gardens
Location	Bronx Allerton, Olinville, Mace Aves., White Plains Road	Brooklyn Atlantic, Rockaway, Hopkins Aves., Ocean St.	Bronx Bruckner Blvd., Pugsloy, Olmstead, Quimby Aves.	Bronx Underhill, Story, Bolton Aves., Brucknor Blvd.	Bronx Sedgwick and Cadar Aves., 178th St.	Bronx Lafayette, Story, Thierlot, Leland Aves.	Brooklyn Shore Pkwy., Cropsey Ave., 27th Ave. and Bay 44th St.	Bronx W. 231st—232nd Sts., Tibbatt and Corleor Aves
Number of Units	212	718	274	208	102	313	160	117
Limited Profit Co.	212	718	274	208	102	313	160	117
Redevelopment Co.								
Full tax-paying								
Public Housing								
Not determined								
Acres of land area	2.2	7.7	3.0	2.1	1.1	3.3	1.8	1.2
Square feet of commercial or industrial floor space (000)	—	14.0	—	—	—	—	—	—
Average down payment (\$)							575	543
Average rent or carrying charge (\$)	30.00	28.30	30.00	28.60	28.85	27.85	26.75	27.40
Number of units to be rehabilitated	—	—	—	—	—	—	—	—
Number of units to be cleared	—	—	—	—	—	—	34	10
Total public and private investment (\$000,000)	4.4	13.8	6.1	4.4	2.3	6.7	3.6	2.6
New construction (\$000,000)	3.9	12.6	5.2	4.0	2.2	6.4	2.9	2.3
Gross project cost (\$000,000)								
Net project cost (\$000,000)								
Capital investment (\$000,000)	4.4	13.8	6.1	4.4	2.3	6.7	3.6	2.6
Mortgage (\$000,000)	3.9	12.2	5.4	3.9	2.1	6.0	3.1	2.3
Equity (\$000,000)	0.5	1.6	0.7	0.5	0.2	0.7	0.5	0.3
Tax Yield								
Before redevelopment (\$000)	5	—	14	5	10	9	4	5
After redevelopment (\$000)	73	208	85	63	33	87	57	34

Footnotes appear on page 31

LIMITED PROFIT HOUSING COMPANIES OUTSIDE URBAN RENEWAL AREAS (Continued)

Under Construction								
Project Name	Delos Apartments	Esplanade Gardens	Lindville	Mosoryk Towers	Noble Mansion Apts.	David L. Podell House (t)	Scott Towers	York Hill II
Location	Bronx W. 176th St. between Undercliff and Sedgwick Aves.	Manhattan 145th—149th Sts., Norlem River Dr., 7th—Lenox Aves.	Bronx Bronx Blvd., Olinville Ave., E. 211th—E. 213th St.	Manhattan Stanton and Delancey Sts.	Bronx Noble Ave. and Mansion St.	Manhattan N/E Corner Henry and Jefferson Sts.	Bronx Paul Ave., 205th St., Jerome Ave.	Manhattan E. 88th St. between 2nd and 3rd Aves.
Number of Units	124	1,868	142	1,105	236	56	351	108
Limited Profit Co.	124	1,868	142	1,105	236	56	351	108
Redevelopment Co.								
Full tax-paying								
Public Housing								
Not determined								
Acres of land area	0.9	14.6	1.2	8.3	2.5	0.1	2.7	0.5
Square feet of commercial or industrial floor space (000)	—	—	—	15.3	—	—	—	—
Average down payment (\$)		315	518	600			520	750
Average rent or carrying charge (\$)	29.20	27.00	27.30	26.95	28.50	29.95	25.95	27.50
Number of units to be rehabilitated	—	—	—	—	—	—	—	—
Number of units to be cleared	—	—	1	1,360	—	—	—	—
Total public and private investment (\$000,000)	2.6	40.4	3.0	26.5	5.1	1.0	7.9	2.3
New construction (\$000,000)	2.5	38.7	2.7	23.5	4.2	1.0	7.6	2.2
Gross project cost (\$000,000)								
Net project cost (\$000,000)								
Capital investment (\$000,000)	2.6	40.4	3.0	26.5	5.1	1.0	7.9	2.3
Mortgage (\$000,000)	2.3	37.4	2.6	23.6	4.5	—	7.0	2.0
Equity (\$000,000)	0.3	3.0	0.4	2.9	0.6	—	0.9	0.3
Tax Yield								
Before redevelopment (\$000)	8	— (r)	3	96	20	—	— (r)	— (r)
After redevelopment (\$000)	36	703	41	96	71	—	110	40

Footnotes appear on page 31

LIMITED PROFIT HOUSING COMPANIES OUTSIDE URBAN RENEWAL AREAS (Continued)

Approved						
Project Name	Brighton House	Claver Leaf Towers	Fardhom Tower	Robert Fulton Terrace	Hugh Grant Gardens	Prospect Towers
Location	Brooklyn Beach 45th-46th Sts. Brightwater Court	Bronx Metcalfe, Croes, Story Aves., Bruckner Blvd.	Bronx E 180th to E 181st St Washington to Bathgate Aves.	Bronx S E Corner of 169th St & 3rd Ave.	Bronx Newbold & Virginia Aves	Brooklyn N/S 10th St.— 9th St. between 4th and 5th Aves.
Number of Units	191	219	168	320	139	152
Limited Profit Co.	191	219	168	320	139	152
Redevelopment Co.						
Full tax-paying						
Public Housing						
Not determined						
Acres of land area	1.0	2.2	1.5	2.5	1.5	1.6
Square feet of commercial or industrial floor space (000)	—	—	—	—	—	—
Average down payment (\$)	629					
Average rent or carrying charge (\$)	25.90	29.40	29.40	29.95	29.45	29.40
Number of units to be rehabilitated	—	—	—	—	—	—
Number of units to be cleared	—	10	—	—	—	—
Total public and private investment (\$000,000)	3.7	4.2	3.1	5.3	2.8	3.4
New construction (\$000,000)	3.4	4.0	2.8	4.8	2.3	3.2
Gross project cost (\$000,000)						
Net project cost (\$000,000)						
Capital investment (\$000,000)	3.7	4.2	3.1	5.3	2.8	3.4
Mortgage (\$000,000)	3.3	3.8	2.7	4.7	2.5	3.1
Equity (\$000,000)	0.4	0.4	0.4	0.6	0.3	0.3
Tax Yield						
Before redevelopment (\$000)	— (r)	12	3	44	15	— (r)
After redevelopment (\$000)	49	59	42	82	39	47

Footnotes appear on page 31.

LIMITED PROFIT HOUSING COMPANIES OUTSIDE URBAN RENEWAL AREAS (Continued)

	Approved				In Planning
Project Name	River Plaza	Riverbend Houses	General Sedgwick House	Tilden Towers Section 1	21 Developments (b)
Location	Bronx Morrison & Horrad Aves	Manhattan E. 138th & 139th Sts., 5th Ave. & Harlem River Dr.	Bronx Sedgwick Ave., N/o Washington Bridge	Bronx Borneo, Bronxwood Aves., Tilden St., E. 211th to E. 213th Sts.	
Number of Units	154	624	101	125	9,080
Limited Profit Co.	154	624	101	125	9,080
Redevelopment Co.					
Full tax-paying					
Public Housing					
Not determined					
Acres of land area	1.4	3.5	0.8	1.3	153.8
Square feet of commercial or industrial floor space (000)	—	10.0	—	—	(n.a.)
Average down payment (\$)		433		600	(n.a.)
Average rent or carrying charge (\$)	28.45	27.30	29.90	26.65	(n.a.)
Number of units to be rehabilitated	—	—	—	—	162
Number of units to be cleared	—	—	—	3	116
Total public and private investment (\$000,000)	2.9	13.7	2.3	2.8	185.9
New construction (\$000,000)	2.7	12.5	2.2	2.6	166.0
Gross project cost (\$000,000)					
Net project cost (\$000,000)					
Capital investment (\$000,000)	2.9	13.7	2.3	2.8	185.9
Mortgage (\$000,000)	2.6	12.7	2.1	2.4	151.4
Equity (\$000,000)	0.3	1.0	0.2	0.4	19.4
Tax Yield					
Before redevelopment (\$000)	15	68	2	7	138
After development (\$000)	50	175	40	44	2,771

Footnotes appear on page 31

REDEVELOPMENT COMPANIES PROGRAM

Project Name	Total Program	In Urban Renewal Areas	Outside Urban Renewal Areas			
Location	19 Developments (s)	14 Developments	Total 5 Developments	Completed 3 Developments	Approved 1 Development	In Planning 1 Development (b)
Number of Units	13,676	11,181	2,495	1,899	531	65
Limited Profit Co.						
Redevelopment Co.	13,676	11,181	2,495	1,899	531	65
Full tax-paying						
Public Housing						
Not determined						
Acres of land area	128.7	99.9	28.8	20.9	7.3	0.6
Square feet of commercial or industrial floor space (000)	320.9	320.9	—	—	—	—
Average down payment (\$)	570—1,350	625—1,350	570—675	570—675		
Average rent or carrying charge (\$)	16.00—39.90	17.00—39.90	16.00—28.35	16.00—22.00	27.50	28.35
Number of units to be rehabilitated	30	30	—	—		
Number of units to be cleared	7,578	6,883	695	695	—	
Total public and private investment (\$000,000)	(n.a.)	(n.a.)	31.0	23.3	6.7	1.0
New construction (\$000,000)	202.5	174.2	28.3	21.0	6.4	0.9
Gross project cost (\$000,000)		(n.a.)				
Net project cost (\$000,000)		(n.a.)				
Capital investment (\$000,000)	219.3	188.3	31.0	23.3	6.7	1.0
Mortgage (\$000,000)						
Equity (\$000,000)						
Tax Yield						
Before redevelopment (\$000)	1,711	1,606	105	99	4	2
After redevelopment (\$000)	3,006	2,769	237	109	109	19

Footnotes appear on page 31.

REDEVELOPMENT COMPANIES OUTSIDE URBAN RENEWAL AREAS

	Completed			Approved	In Planning
Project Name	Hillman Houses	Queensview	Queensview West	Locombe Manor	1 Development (b)
Location	Manhattan Grand, Lewis, Delancey and Wiltett Sts.	Queens 34th Ave., Crescent St., 33rd Road, 21st St.	Queens 34th Ave., 21st St., 33rd Rd., 14th St.	Bronx St. Lawrence, Locombe, Bronx River, Beach and Patterson Aves.	
Date of Completion	1949-1951	1951	1958		
Number of Units	807	728	364	531	65
Limited Profit Co.					
Redevelopment Co.	807	728	364	531	65 (e)
Full tax-paying					
Public Housing					
Not determined					
Acres of land area	5.8	10.3	4.8	7.3	0.6
Square feet of commercial or industrial floor space (000)	—	—	—	—	—
Average down payment (\$)	675	570	605		
Average rent or carrying charge (\$)	16.00	20.25	22.00	27.50	28.35
Number of units to be rehabilitated	—	—	—	—	—
Number of units to be cleared	671	24	—	—	—
Total public and private investment (\$000,000)	9.7	8.6	5.0	6.7	1.0
New construction (\$000,000)	8.2	8.1	4.7	6.4	0.9
Gross project cost (\$000,000)					
Net project cost (\$000,000)					
Capital investment (\$000,000)	9.7	8.6	5.0	6.7	1.0
Mortgage (\$000,000)					
Equity (\$000,000)					
Tax Yield					
Before redevelopment (\$000)	51	12	36	4	2
After redevelopment (\$000)	54	17	38	109	19

Footnotes appear on page 31.

NEIGHBORHOOD CONSERVATION DISTRICTS

	All Districts	Bloomingdale	Chelsea	Crown Heights	Hudson	Morningside	Prospect Heights
Date of Designation		Nov. '59	Aug. '59	June '64	Aug. '61	Apr. '61	June '64
Location	6 Districts	Manhattan W. 104th St., W. 96th St., Amsterdam Ave., Riverside Dr.	Manhattan W. 25th St., W. 20th St., 8th Ave., 10th Ave.	Brooklyn Eastern Pkwy., Empire Blvd., New York Ave., Washington Ave., Bedford Ave., President St.	Manhattan W. 96th St., W. 86th St., Amsterdam Ave., Riverside Dr.	Manhattan W. 123rd St., W. 120th St., St. Nicholas Ave., Morningside Ave.	Brooklyn Park Pl., Eastern Pkwy., Bedford Ave., Flatbush Ave.
Number of Blocks	121	24	8	31	30	4	24
Number of Acres	496	61	44	169	82	8	132
Population	103,386	24,312	11,782	15,651	29,207	2,447	19,987
Housing Units	48,600	11,666	6,980	5,909	15,004	1,194	7,847
Percent Sound	86	91	70	90	86	79	92
Percent Deteriorating or Dilapidated	14	9	30	10	14	21	8
Bldg. and Health Dept. Inspections ^a :							
Units Inspected	29,302	10,817	5,136	603	9,802	2,342	602
Violations Recorded	20,740	4,176	4,514	1,002	5,056	4,276	1,716
Violations Removed	13,809	3,510	3,046	694	3,266	2,585	708
Avg. Court Fine For Violations (\$) — 1965	18	11	14	14	22	17	23
Tax Yield:							
Before Conservation (\$000)	10,559	2,268	1,011	1,486	3,698	159	1,937
After Conservation (\$000)	12,201	2,898	1,341	1,536	4,355	108	1,963

^aCumulative from opening date of district

Source:

U. S. Census of Housing, 1960
Department of Finance, Bureau of City Collections
Neighborhood Conservation Bureau Records

AREA SERVICES PROJECTS

	All Areas	Arverne	Bedford-Stuyvesant	Brownsville	Cornegie Hill	Claremont	Coney Island
Date of Designation		Nov. '61	Mar. '63	June '65	July '61	May '64	Nov. '62
Location	18 Areas	Queens Rockaway Bch. Blvd., Boardwalk, Beach 58th St., Beach 74th St.	Brooklyn Lafayette Ave., Monroe St., Sumner Ave., Nostrand Ave.	Brooklyn Livonia Ave., Linden Blvd., Stane Ave., Rockaway Ave.	Manhattan E. 99th St., E. 96th St., Park Ave., 5th Ave.	Bronx Claremont Pkwy., E. 166th St., Fulton Ave., Webster Ave., E. 168th St., 3rd Ave.	Brooklyn Neptune Ave., Boardwalk, Stillwell Ave., W. 37th St.
Number of Blocks	410	40	22	20	5	23	59
Number of Acres	1,578	126	124	69	13	98	331
Population	279,614	3,179	16,475	4,931	5,690	14,711	23,971
Housing Units	106,409	4,396	4,822	1,513	2,008	4,434	9,270
Percent Sound	61	94	71	59	94	44	64
Percent Deteriorating or Dilapidated	39	6	29	41	6	56	36
Avg. Court Fine For Violations (\$) — 1965	20	14	19	—	21	45	11

Source:

U. S. Census of Housing, 1960
Neighborhood Conservation Bureau Records

AREA SERVICES PROJECTS

	Dare	East Harlem	East Harlem Triangle	East New York	East River	Hamilton Grange
Date of Designation	Mar. '62	Mar. '60	Oct. '62	Mar. '65	May '62	Nov. '61
Location	Brooklyn Pacific St., Wyckoff St., St. Marks Pl., 4th Ave., Smith St.	Manhattan E 120th St., E 115th St., FDR Drive, 3rd Ave.	Manhattan E 131st St., E 120th St., 1st Ave., Park Ave., E 125th St.	Brooklyn Sutter Ave., New Lots Ave., Pennsylvania Ave., Van Sinderen Ave., Alabama St., Livonia St.	Manhattan E 112th St., E 100th St., 1st Ave., 3rd Ave., E 104th St., 2nd Ave.	Manhattan W 133rd St., W 130th St., Convent Ave., Amsterdam Ave. plus W 143rd St., W 138th St., Hamilton Pl., Amsterdam Ave.
Number of Blocks	25	19	20	33	23	7
Number of Acres	79	70	60	128	91	22
Population	11,606	19,540	11,621	18,027	22,898	5,816
Housing Units	3,962	6,261	4,116	6,378	7,181	2,050
Percent Sound	44	42	31	54	48	55
Percent Deteriorating or Dilapidated	56	58	69	46	52	45
Avg. Court Fine For Violations (\$) —1965	11	13	18	—	17	13

Source:
U. S. Census of Housing, 1960
Neighborhood Conservation Bureau Records

AREA SERVICES PROJECTS

	Henry Street Strip	Lower East Side	Seward Park Extension	Toft	West Side North	West Side South
Date of Designation	Sept. '64	Nov. '61	Apr. '65	July '64	Feb. '61	Feb. '61
Location	Manhattan Henry St., Madison St., Montgomery St., Catharine St.	Manhattan E. 10th St., E. Houston St., Ave. D, Ave. A	Manhattan Delancey St., Grand St., Willlett St., Essex St.	Manhattan E. 112th St., E. 106th St., Park Ave., 5th Ave.	Manhattan W. 108th St., W. 100th St., Central Pk. W., Broadway, W. 104th St., Manhattan Ave.	Manhattan W. 86th St., W. 79th St., Central Pk. W., Riverside Dr.
Number of Blocks	13	23	14	11	20	33
Number of Acres	34	89	28	35	62	119
Population	7,804	31,362	6,336	9,031	23,732	42,884
Housing Units	2,883	12,050	2,175	2,302	8,696	21,912
Percent Sound	49	60	27	50	57	82
Percent Deteriorating or Dilapidated	51	40	73	50	43	18
Avg. Court Fine For Violations (\$) — 1965	18	26	20	17	17	14

Source:

U. S. Census of Housing, 1960
Neighborhood Conservation Bureau Records

MUNICIPAL LOAN PROGRAM
As of December 31, 1965

	Total	Completed	Under Construction	Approved	Under Review
Number of Units	669	201	167	212	89
Average Rent or Carrying Charge (\$)	14.30—32.65	22.40—32.65	26.25—31.25	14.30—30.20	22.75—30.65
Capital Investment (\$000)	5,404.6	1,654.2	1,413.1	1,704.4	632.9
Mortgage (\$000)	4,487.1	1,350.7	1,152.2	1,446.3	537.9
Equity (\$000)	917.5	303.5*	260.9	258.1	95.0

* Does not include equity for one cooperative enterprise

FOOTNOTES TO 1965 PROJECT STATISTICS

Blank spaces in the tables indicate that the category is not applicable.

A dash indicates that, while the category is applicable, the amount is zero.

(n.o.)—Not available.

(a)—Includes developments that are processed administratively under the Limited Profit Housing Companies program for purposes of tax exemption but are federally financed.

(b)—Estimates for data shown are entirely tentative and preliminary. They are particularly required for Survey and Planning Applications. In those projects for which the Survey and Planning Application has not yet been fully approved, the data are based on assumptions made in the light of City Planning Commission findings in designating the areas as suitable for renewal treatment.

(c)—Refers to 1,805 units only, which are completed.

(d)—Financed by New York State.

(e)—Federally financed but processed administratively under the Redevelopment Companies program for purposes of tax exemption.

(f)—Refers to average rent for the rental portion of the project.

(g)—This amount is included in the "Gross project cost" for Lincoln Square; it is not reflected in "New construction."

(h)—Comprised of three Limited Profit Housing Companies of 326 units each:
ST. JAMES TOWERS
RYERSON TOWERS
PRATT TOWERS

(i)—Refers to 2,521 units only, which are completed.

(j)—Comprised of 38 developments: 22 Limited Profit, 10 full tax-paying, 5 public housing, and 1 Redevelopment Company.

(k)—Comprised of 22 Limited Profit Housing Companies, 19 of which will be New York City financed (4,140 units) and 3 of which will be New York State financed (860 units).

(l)—Represents student and faculty housing financed by the New York State Dormitory Authority.

(m)—Refers to 179 Limited Profit Housing Company units only.

(n)—The General Neighborhood Renewal Plan provides a long range plan for a series of coordinated urban renewal projects which ultimately will treat all parts of the GNRP area. The Morningside Heights General Neighborhood Renewal Plan embraces the area bounded by West 100th Street, West 125th Street, West 123rd Street, Riverside Drive to Central Park West Cathedral Parkway is the first such project in the Morningside GNRP.

The Museum General Neighborhood Renewal Plan is bounded by West 79th Street, West 87th Street, Central Park West, Riverside Drive. Columbus West is the first such project in the Museum GNRP.

(a)—Comprised of 2 Limited Profit housing developments.
SAM BURT HOUSES — 144 units
Not Yet Designated — 956 units

(p)—These areas are designed primarily for rehabilitation but a certain portion will be cleared and the cleared areas will be redeveloped with new residential housing or public facilities. The estimated "gross and net project costs" for these areas are not reflected in the totals.

(q)—This project is to be the subject of a contemplated feasibility study prior to initiation of Survey and Planning. For this reason earlier estimates based on the original designation statement are not considered applicable nor are later estimates of possible redevelopment available at this time.

(r)—Site owned by City prior to purchase.

(s)—The term "development" refers to individual housing companies. The term "project" has particular significance in the urban renewal program where an entire urban renewal area is considered one "project." Outside of urban renewal areas, the two terms are in effect synonymous.

(t)—This development is federally financed but processed administratively under the Limited Profit Housing Companies program for purposes of tax exemption. Cf. footnote (a).

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Bronx Park South	10	Esplanade Gardens	21	Masaryk Towers	21	Surfside Park	8
Bronx Park West	12	Evergreen Gardens	21	Metro North	10	Tibbett Towers	19
Bronxwood, The	16	Flatlands Industrial Park	14	Montefiore Hospital	18	Tilden Towers	23
Brooklyn Bridge S.W.	6	Fordham Tower	22	Morningside Gardens	5	Tompkins Square ..	9
Brooklyn Hospital	6	Fordham University	7	Morningside G.N.R.P.	10	Two Bridges	11
Brooklyn Polytech	12	Forest Park Crescent	17	Museum G.N.R.P.	11	University Terrace	8
Brownsville	10	Fort Greene	6	N.Y.U.-Bellevue	7	University Towers	6
Bruckner House	20	Franklin Plaza Apartments	17	N.Y.U. Institutional	9	University Village	9
Cadman Plaza	6	Robert Fulton Terrace	22	Nathan Hale Gardens	18	Village View (FDR Houses)	19
Candia House	20	Gouverneur Gardens	17	Noble Mansion Apts.	21	Washington Square S.E.	9
Cannon Heights	16	Hugh Grant Gardens	22	North Harlem	5	Washington Square Village	9
Carol Gardens	20	Hammels-Rockaway	6	Park Row	8	Washington Street	9
Cedar Manor	16	Harlem	6	Park Row Extension	8	West Park	9
Chatham Green	8	Harway Terrace	17	Park West Village	9	West Side Urban Renewal	9
Chatham Towers	8	Highlawn Terrace	17	Penn Station South	8	Williamsburg	11
Chatterton Terrace	16	Hillman Houses	25	Performing Arts	7	Willoughby Walk	8
Children's Museum	12	Hutchinson, The	17	David L. Podell House	21	Woodstock Terrace	19
Cloyton, The	16	Jerome Park Towers	13	Polyclinic Apts.	18	York Hill Apartments	19
Clover Leaf Towers	22	Jumel Place	13	Pratt Institute	8	York Hill II	21
Coliseum	5	Kings Bay Houses I	18	Prospect Towers	22		
Coliseum Park Apartments	5	Kings Bay Houses II	18	Public Facilities, Lincoln Square ..	7		
Columbus Circle	5	Kingsbridge Gardens	18	Queensview	25		



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